

**Public Questions and EDC Response
February 2018**

**Ebbsfleet Development Corporation
Board Meeting – 21 February 2018**

The following questions, received from the public, and responses issued on behalf of the Board of EDC can also be found on the Corporation's website at www.ebbsfleetdc.org.uk

Question 1

**The Board Answers to Questions were online last month before the Board Meeting!
Can the Chairman please clarify to what extent the Board are involved in the answers to public questions?**

Response:

Responses to the questions received from the public are initially drafted by the executive team and are circulated to the whole Board for comment, amendment and/or any input. We aim to have responses available on the morning of the Board meeting itself, both online and as hard copies, to assist those not attending the meeting.

Question 2

Only one Board attendee has visited the part of Garden City known as Bean Triangle. The Implementation Framework describes it as, "Protected Green Belt with opportunity for landscape enhancements." It includes two Ancient Woodland areas. Sadly, the larger one is included in a current Lawful Development Certificate Application to DBC for: - "USE OF LAND FOR PARKING OF VEHICLES, STORAGE, CONTAINERS AND ANCILLARY OFFICES". Would the Board consider Compulsory Purchase to protect the Ancient Woodlands??

Response:

Concerns regarding the ancient woodland are noted. The Development Corporation is working with other public agencies, including Highways England and Dartford Borough Council, to consider what environmental improvements could be made in the Bean Triangle, alongside the major proposed improvements to the junction, and we have commissioned work to this effect. Visits to parts of the area that can't be seen from a public place will be arranged as necessary with the landowner concerned. Once the work is concluded, the Corporation will consult locally and decide whether and how to implement any recommended improvements to the area.

Question 3

It is noted that there is to be no further 2017/18 expenditure on the EGC Information Centre? When will the model be updated to the recently approved Eastern Quarry plans; (e.g., replacing the grey area with details at west end)?

Response:

**Public Questions and EDC Response
February 2018**

The level of detail that will require the model to be updated has not yet been submitted by the developer. We expect Area Masterplans to be submitted later in the year and once approved, the model will be updated accordingly.

Question 4

We note that the Chief Planning Officer provided comments to PINS on the Highways England's Environmental Impact Scoping Report for the Proposed A2 Bean and Ebbsfleet Junction Improvement. Who will lead responses to the Statutory Consultation being held from 21-Feb to 4-April-2018? Will the submission require Board approval?

Response:

The Chief Planning Officer will be leading on the EDC response to the statutory consultation by Highways England for the Bean and Ebbsfleet Junction proposals. Officers will be engaging with the Board to ensure the comments made are representative of their views and the formal submission will be reported to Board, for the record.

Question 5

The Minutes of the 15 November 2017 meeting with Highways England, attended by Bean Parish Council and Bean Residents Association record that, "EDC are currently looking into relocating the 11 Ightham Cottage within the Bean Triangle along with other improvements within the area". Can progress be reported in Part 1 of the Board meeting to reassure worried residents?

Response:

The EDC was not present at a meeting on the 15th November and confirms that Highways England is responsible for conducting all discussions with any party affected by their junction improvement proposals. This was again stated at the meeting that EDC officers had with Bean Residents on the 9th January 2018.

Aside from the HE project, EDC does wish to continue to work with the residents, as well as other statutory bodies to make environmental improvements to the Bean Triangle area.

Question 6

The F&O Report to end of December 2017 for Projects showed: -

<i>Utilities Programme:</i>	<i>Spend £9,324k;</i>	<i>YE Outturn £19,714k</i>
<i>Transport Programme:</i>	<i>Spend £710k;</i>	<i>YE Outturn £14,153k</i>

Overall, 2/3rds of Project Budget was Forecast to be spent in final 3 months. Are recipients being paid for any work that has not been carried out?

Response:

Whilst there is a significant amount of spend planned for the last quarter of the financial year 17/18, the forecast capital spend outturn is for activities, equipment and designs that will have been carried out by the end of March 2018, with one

**Public Questions and EDC Response
February 2018**

exception. That exception relates to a commuted sum payment payable to KCC once the section 38 (Highways Act) agreement is signed relating to the new Springhead Bridge. In line with normal accounting practice that commuted sum payment will be accounted and budgeted for in 17/18.

It may help to add that the EDC has to produce accounts that are audited annually by the Comptroller and Auditor General of the National Audit Office (NAO), who report their findings to Parliament.